GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

Ind & Com – APIIC - Lands - Partial modification of the G.O.Ms.No.373, Revenue (Lands-I) department Dt:14.10.2025, due to revision of the value by the Registration Department w.r.t alienation of an extent of Ac. 308.657 Cts in Tarluwada village, Anandapuram Mandal in favour of APIIC for establishment of Industrial Park – Approval to offer 20% of the lands to the assignees only, in adjacent / area in the vicinity, as p e r provision (3) in II Schedule of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCLARR) Act, 2013 - Orders – Issued.

INDUSTRIES & COMMERCE (INFRA) DEPARTMENT

G.O.MS.No. 208 Dated: 12-11-2025

Read the following;

1. G.O.Ms.No.373, Revenue (Lands-I) department Dt:14.10.2025.
2. From the District Collector, Visakhapatnam, Lr.No.142192/2019-SA (E2), dt.25-10-2025.
3. From the VC&MD, APIIC, Lr.No.LO-2/51/APIIC/Lands/2016, dt.29.10.2025

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ORDER:

In the G.O.1st read above, Government have issued orders for alienation of Government Land to an extent of Ac. 308.657 Cts in Tarluwada village, Anandapuram Mandal in favour of APIIC for establishment of Industrial Park by paying the eligible compensation to eligible category @17 lakhs per acre to DKT Patta Holders and sivaijamedars and @8.5 lakhs per acre to non-recorded sivaijamedars.

2. In the reference 2nd read above, the District Collector, Visakhapatnam has stated that, on the representation of the villagers of Tarluwada Grama Panchayat for rectification of anomaly in respect of the agricultural lands in Tarluwada Village of Anandapuram Mandal, the Committee constituted under Rule 13(2)(1) of the Andhra Pradesh Revision of Market value guidelines Rules, 1998 have met on 19.09.2025 under the chairmanship of the District Collector. After the deliberations of relevant factors and in exercise of the power conferred under Rule 13 of AP Revision of Market value Guidelines Rules 1998, the Market value Revision Committee has decided to fix the market value of an amount of Rs.20,00,000/- (Rupees Twenty lakhs only) per acre in respect of Dry/Wet/Garden lands (other than those fixed with higher values and prohibited properties) of Tarluwada Village. The Commissioner, Registration and Stamps have noticed the values fixed by the

Committee on rectification of anomalies and the rectified values of Tarluwada Village as Rs.20,00,000/- per acre Dry/Wet/Garden lands Form-III (other than those fixed with higher values and prohibited properties) to be implemented from 01.10.2025.

3. The District Collector, Visakhapatnam has further stated that meanwhile the Assignees have demanded for an extent of Ac. 0.20 Cts per Acre on Land to land Basis for their surrendered extents, under the relevant provisions of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement Act, 2013 and ex-gratia for their remaining surrendered extent @ Rs. 20.00 Lakh per Acre, due to the revision of the revised value by the Registration Department, as per Govt. Land Allotment Policy in G.O.Ms.No.571 Revenue (Assn.I) Department Dt: 14.09.2012.

4. The District Collector, Visakhapatnam has therefore requested the Government to accord permission, to utilize the already released amount towards payment of compensation for 80% of the landholding of the assignees at the revised market value of ₹20.00 lakh per acre; to calculate ex- gratia for encroachers and non-recorded encroachers at ₹20.00 lakh per acre instead of ₹17.00 lakh per acre, to maintain parity with the revised market value; to offer 20% of the land to the assignees, by acquiring land ad- measuring Ac.22.1234 cents in the vicinity and developing the same with road connectivity and allotting to the assignees, in proportion to their respective surrendered extents, as per provision (3) in II Schedule of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCLARR) Act, 2013.

5. In the reference 3rd read above, the VC&MD, APIIC has requested the Government to issue necessary orders on the above proposal of the District Collector, Visakhapatnam.

6. Government after careful examination of the matter, hereby approve the proposal of the District Collector, Visakhapatnam and the VC&MD, APIIC, as follows:

i. to revise the per acre land compensation at Rs.20 lakhs per acre from Rs.17 lakhs per acre for alienation of Government Land to an extent of Ac. 308.657 Cts in Tarluwada village, Anandapuram Mandal in favour of APIIC for establishment of Industrial Park in partial modification of the G.O.Ms.No.373, Revenue (Lands-I) Department Dt:14.10.2025, due to revision of the basic value.

ii. to pay ex-gratia for encroachers at ₹20.00 lakh per acre instead of ₹17.00 lakh per acre and to non-recorded encroachers at 50% of revised basic value i.e 10 lakhs per acre instead of ₹8.5 lakhs per acre to maintain parity with the revised market value

iii. to utilise the already released amount by APIIC, towards payment of compensation for 80% of the landholding of the assignees at the revised market value of ₹20.00 lakh per acre

iv. to offer 20% of the lands to the assignees only, in adjacent / area in the vicinity, to the proportion of acquisition extents, as per para 3(a)(vi) of Government Land Allotment Policy issued vide G.O.Ms.No. 571 Revenue (Assn.I) Department Dt:14.09.2012 and provision (3) in II Schedule of Right to Fair Compensation and Transparency in Land Acquisition, Rehabilitation and Resettlement (RTFCLARR) Act, 2013.

7. The Vice Chairman & Managing Director, APIIC and the District Collector, Visakhapatnam and the Revenue Department shall take necessary action accordingly, in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

N YUVARAJ, I.A.S
SECRETARY TO GOVERNMENT

To
The Vice Chairman & Managing Director, APIIC, APIIC Tower, Mangalagiri.
The District Collector, Visakhapatnam.
The Revenue Department, A.P. Secretariat.

Copy to:

The OSD to Secretary to C.M., A.P. Secretariat.
The OSD to Hon'ble Minister (I&C and FP), A.P. Secretariat.
The P.S. to Chief Secretary to Government, A.P. Secretariat.
The P.S. to Secretary to Govt. (I&C), A.P. Secretariat.
The GA(Cabinet) Department (w.r.t. C.R.No.502/2025, dt.10.11.2025)
Sc/Sf(2950958)

//FORWARDED::BY ORDER//

SECTION OFFICER